

Property at 00055 MONTEVIDEO ROAD

Prop ID 3180055

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Administrative Information

Owner name: BROOKER DOROTHY JEANNE
Second name:
Address: 55 MONTEVIDEO ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 04 104
Lot: 3180055 Neigh.: Zone: RU2A Vol: 427 Page: 357

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	350,000
Resident Dwelling	1.00	354,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2001
Sale price: 632,500
Sale valid:

Values

Resident Excess	.30	1,580

Summary

Total assessments	706,550
Total exemptions	
Net assessment	706,550

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5958
Mkt/sale :
Assmt/sale: 1.1171

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	500,000	500,000			500,000	350,000
Primary Site		87,120						
RES	12	.300	7,500	2,250			2,250	1,575
Residual		13,068						

2.300 acres

Total land value

502,250

351,575

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	03	Partial > half	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,448
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1958	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,678	398,910
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		11,360
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				140,387
Other Features		WB Stks		16,000

Sub-Total			577,897
Grade	B+	Factor 1.3500	780,161
CDU		C&D Factor 1.00	780,161
Depreciation		35 %	507,105
		Computed cost value @ 70%	354,974

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
G Garages	FSF Full-story fin o/gar	600	40,190
P Porches, Patios, Decks	F0FF Frame open first flo	36	2,193
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	F0FF Frame open first flo	180	10,967
P Porches, Patios, Decks	FEFF Frame enclosed first	374	35,665
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	804	2,444

Total additions 140,387

